

CRE ADVISING



3011-3013 NORTH ASHLAND AVE

OFFICE/RETAIL COMMERCIAL CONDO FOR SALE

LAKEVIEW

CONDO DETAILS

SPACE AVAILABLE

▶ 2,400 SF

PRICE

▶ \$540,000.00

COMMENTS

- ▶ Two commercial condos, built as a single space, at the ground level of a 4-story, mixed-use, masonry building with brick façade
- ▶ Space is 2,400 square feet and has kitchenette and two powder rooms
- ▶ Condo boasts quality buildout with high-end finishes
- ▶ There are six residential condos on the floors above (three on each side)
- ▶ 2 deeded parking spaces included accessible through the alley
- ▶ Attached garage houses one indoor parking space
- ▶ Second parking space is an outdoor pad in the rear of the building
- ▶ Two electrical panels and two furnace rooms (therefore, two HVAC zones)
- ▶ Current build out is office but zoning supports retail as well
- ▶ Perfect for owner-user or investment
- ▶ Zoning: B1-2
- ▶ 2023 property taxes: \$18,450 (\$9,225/PIN)
- ▶ HOA Fees: \$3,508/year (\$877 paid quarterly)
- ▶ Located on Ashland Avenue in Chicago's beautiful Lake View neighborhood
- ▶ Space has great visibility and is just steps from the Lincoln Ave stretch where all the retail, restaurants and nightlife the upscale, high-income household area has to offer
- ▶ Nearby national tenants include Whole Foods, Jewel, Orange Theory Fitness, Dunkin' Donuts and Starbucks
- ▶ Nearby local tenants include Italian trattoria Tutto Fresco, brunch spot Breakfast House, and famous burger spot Red Hot Ranch

DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	30,934	253,280
MEDIAN HH INCOME	\$143,078	\$96,563
TOTAL POPULATION	66,876	536,332
DAYTIME EMPLOYEES	30,339	182,066

No representation or warranty is made to the accuracy herein. All broker opinions are subject to market conditions.





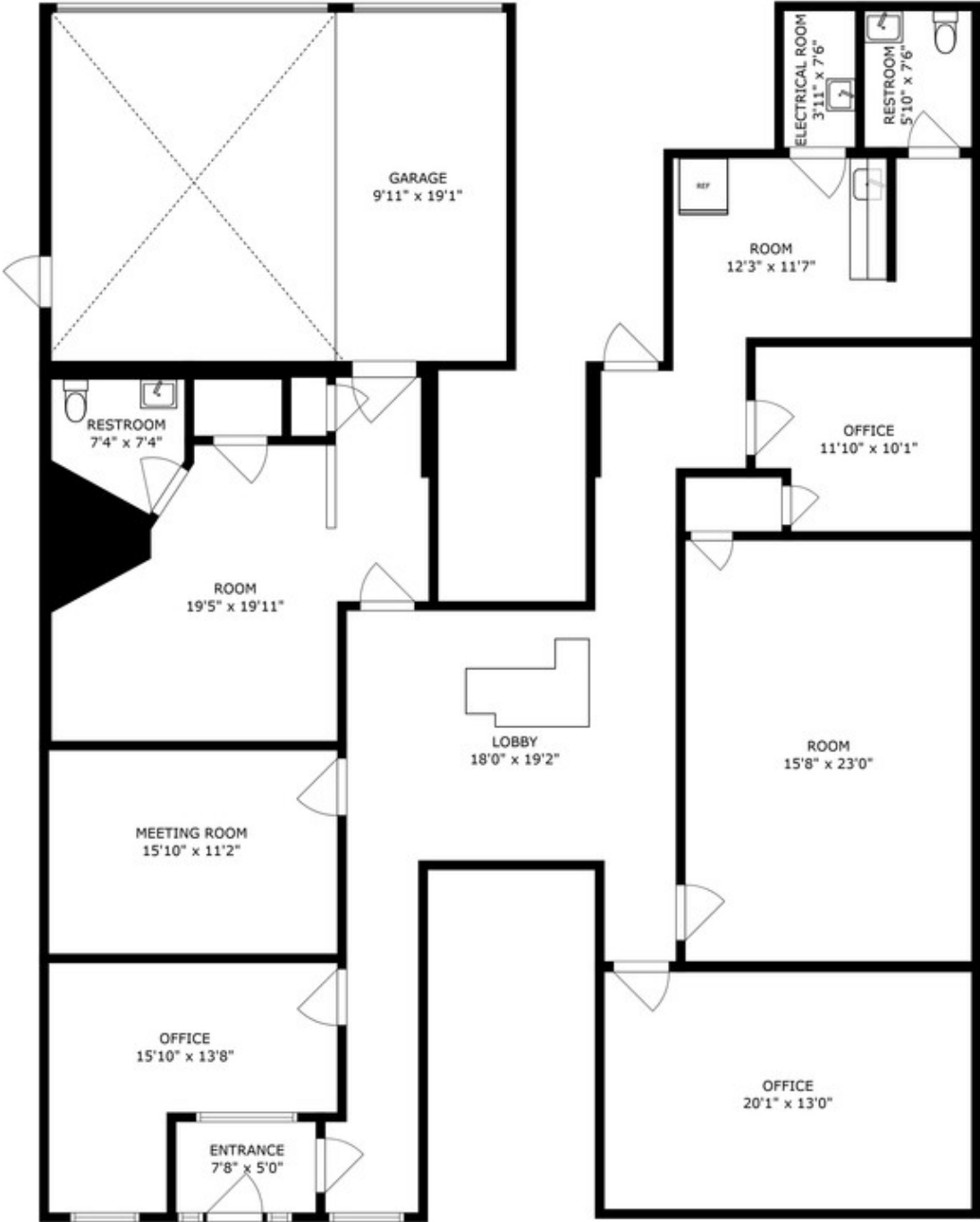








SPACE PLAN





3011-3013 N
ASHLAND
CHICAGO, IL 60657

EXCLUSIVE AGENT

CATHERINE CARAVETTE
773.758.9857
catherinecaravette@gmail.com

CRE ADVISING

401 WEST ONTARIO STREET, SUITE 205
CHICAGO, IL 60654

312.448.6401 www.creadvising.com